

Minutes of the Regular Meeting of the Lava Planning and Zoning Commission held Tuesday, December 15, 2009, 6:30 p.m. at Lava City Hall, 115 West Elm Street, Lava Hot Springs, Idaho

Present: Dave Sanders – Chair Trish Avery – Secretary
Rita Anderson
Nick Nelson
Fred Hinz

Guests: Tom Furman (Green Team), John Fleming, and Susan Thomas

Chairman Dave Sanders called the meeting to order at 6:30 p.m.

Approve minutes – November 17, 2009

A motion was made by Rita Anderson and seconded by Fred Hinz to approve the minutes of the November 17, 2009 regular Planning and Zoning meeting. All voted aye, unanimous.

Statement of Fact, Findings and Recommendation - Variance on Deck, Steps and Porch at 89 East Elm - Applicants: Earl and Anastasia Swanson

A motion was made by Rita Anderson and seconded by Nick Nelson to approve the Statement of Facts, Findings and Recommendation for Variance to replace the deck, steps, and porch at 89 East Elm, applicants: Earl and Anastasia Swanson and to recommend to the city council approve the variance. All voted aye, unanimous.

Green Team Direct – Thomas Furman - Wind Turbine Installation – 244 West Fife

Tom Furman presented information regarding the wind turbine that John Fleming and Susan Thomas would like to install on their property at 244 West Fife. The turbine is American made. It is similar to a flag pole and is 60 feet tall. The blade span is 12ft. The sound level is 3 – 4 DB above background noise. The foundation requires 16 – 17 yards of concrete which acts as a large counter weight. The turbine does not require guy wires. The turbine needs a 10 mph wind to turn and is rated for a 100 mph winds.

Wind turbines can kill birds but they do not attract birds. Windows and sliding doors kill 1,000 birds for every one bird killed by a wind turbine. The wind turbine will not interfere with TV or radio signal. The power line will be tied to the power grid through an inverter which is UL listed. If the power grid goes down the inverted shuts off to protect line man and from power surge. Rocky Mountain Power will certify the installation before the turbine can go on line. The tower is in 2 sections with a slip fit connection.

Bannock County allows an overall height of 65 feet (base to top of blade). The City of Pocatello requires that the turbine be setback from property line a distance equal to the height of the overall height of the turbine. The property owners are planning to erect the turbine on the top of the rise in the middle of the property. This will make the turbine being about 55 feet from the alley and Fife Street and about 75 feet from 3rd West and their property line to the east. Therefore if the turbine was to fall exactly north or south it would be 10 feet into the street/alley, if it fall any other direction it would fall on the property belonging to Mr. Fleming and Ms. Thomas. Mr. Furman is working with counties and cities on their ordinances to change the height requirement to the hub height.

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Green Team Direct has installed a wind turbine on Autumn Lane in Pocatello which in the Mink Creek area.

Mr. Fleming stated that he had contacted his insurance company regarding the installation to the wind turbine. The insurance company will cover damages if the turbine were to fall.

Fred Hinz asked the property owners if they had contacted their neighbors about installing the wind turbine. Mr. Fleming stated that the neighbors had no objections.

Fred Hinz stated that he had asked Trish to research information on what other cities are doing in regards to wind turbines a couple of months ago, she had just given the commission copies of this information at the last meeting. The commission has not had a chance to do any work of this issue yet.

A motion was made by Fred Hinz and seconded by Nick Nelson to recommend to the city council that the wind turbine with a 60 foot hub height be allowed. All voted aye, unanimous.

Permitted Accessory Structures

The commission discussed the use of shipping containers as accessory storage containers. This was discussed at the last meeting. The possibility of requiring that the containers be painted, etc. to look more acceptable in the residential zone was discussed. It was stated that the containers are sturdier than most garden sheds. It was suggested that the city may want to require a permit for all structure. The commission decided to table this issue and to address it while updating the zoning ordinance which they will begin work on at the next meeting.

Comprehensive Plan Report - Rita Anderson

Rita Anderson reported that at the meeting on November 30th the committee had three guests present information on various topics. At the meeting December 14th, committee member Mark Lowe volunteered to write up a draft of the plan. The committee will then review, analyze, and edit the draft. Rita stated that the committee has been working on the comprehensive plan for about 2 years and that she feels that we are going to be able to really start putting it together now.

Other Business

RV's in residential zone

Trish reported that the city council agreed with the commission recommendations on the RV's in the residential zone. The commission will need to do an amendment to the zoning ordinance. She will discuss it with the attorney and have him start a draft amendment.

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Planning and Zoning Commission member recommendations:

Rita Anderson asked if the commission should make recommendations on her replacement on the commission. Trish said that the commission didn't have to, but they can. The city council will make the appointment.

The commission made the following recommendations for Rita's replacement on the Planning and Zoning Commission: Rita Anderson recommended Cory Unsworth, Dave Sanders recommended Kathryn DeMott, and Fred Hinz recommended Katie Smith.

Schedule Next Meeting

The next regular meeting will be held January 26, 2010 at 6:30 p.m.

Adjournment

A motion was made by Fred Hinz and seconded by Nick Nelson to adjourn. All voted aye, unanimous.

The meeting adjourned at 7:35 p.m.

Trish Avery – secretary

Dave Sanders - Chair

Approved January 26, 2010